

RA3

**UNAPPROVED MEETING MINUTES
CITY OF MILPITAS**

Meeting Minutes: Regular Meeting of the Redevelopment Agency
(Including Joint Meeting with the City Council)

Date: Tuesday, November 15, 2005

Time: 7:00 PM

Location: City Hall Council Chambers, 455 E. Calaveras Blvd.

JOINT REDEVELOPMENT AGENCY AND CITY COUNCIL MEETING

RA1. CALL TO ORDER Mayor/Agency Chairman Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council, at 8:43 PM.

RA2. ROLL CALL **PRESENT:** Mayor/Chair Esteves, and Agency/Councilmembers Giordano, Livengood and Polanski

ABSENT: Vice Chair/Vice Mayor Gomez

RA3. MINUTES Motion: to approve the Redevelopment Agency minutes of November 1, 2005, including joint meeting with the City Council, as submitted.

Motion/ Second: Agency/Councilmember Polanski/Agency/Councilmember Giordano

Motion carried by a vote of: AYES: 4
NOES: 0
ABSENT: 1 (Gomez)

RA 4. Approval of Agenda and Consent Calendar Motion: to approve the agenda and consent calendar

Motion/Second: Agency/Councilmember Polanski/ Agency/Councilmember Giordano

Motion carried by a vote of: AYES: 4
NOES: 0
ABSENT: 1 (Gomez)

RA 5. Review of Proposal from Senior Housing Solutions to Provide 20% Low-Income Housing Set-Aside Funds for the Acquisition of a Single-Family Residence to develop affordable housing for seniors Housing Planner Felix Reliford stated the City had recently received a request from Senior Housing Solutions to purchase a single family residence, maintain it, and offer it to low-income senior residents only. Staff gave an overview of the Senior Housing Solutions organization. Also, Mr. Bob Campbell, Executive Director of Senior Housing Solutions, was present to respond to any questions from the Council/Agencymembers.

If approved by the Redevelopment Agency, the applicant must execute a Regulatory Agreement, which required long-term affordability restrictions for this project for a period of 99 years.

Councilmember Giordano asked the developer where this type of project had been done in the past. Mr. Campbell responded that six other cities had projects which included RDA funding in the senior housing project.

RA 5. continued

Councilmember Giordano further inquired whether the City would define residents for the project to come from within Milpitas only. Staff replied that the proposal had a gap in needed funds, so some compromise might need to be reached. Mr. Reliford explained that federal housing law says no discrimination, while the City can give preference to Milpitas residents.

Councilmember Livengood stated he would support the project. Seniors have different lifestyles and tastes (i.e. Terrace Gardens vs. single family house). He wanted to see what happened with the residence house and how successful it would be for the community. He felt neighborhoods like this arrangement, that it was welcome.

Councilmember Polanski asked what was the maximum that could be requested, from the Community Development Block Grants for this project? 65 % of CDBG funding is for non-public services, such as housing. Her recommendation was to ask for more.

Mayor Esteves reiterated that non-public CDBG services funds for Milpitas was around \$465,000. He asked staff who were the recipients. Mr. Reliford replied that he would have to review previous funding list for a complete answer. The Mayor stated that he was not comfortable with the CDBG part of recommendation, since there are other groups already who seek funding.

Councilmember Livengood stated that if this project was approved tonight, it did not mean the City cannot fund other CDBG applicants.

MOTION: approve the following actions:

1. Approve the allocation of \$250,000 from the RDA 20% Low-Income Housing Set-Aside funds to financially assist this project.
2. Direct staff to prepare a letter to the Housing Trust Fund of Santa Clara County in support of this project and the allocation of \$100,000 provided for affordable housing in Milpitas.
3. Direct Senior Housing Solutions to apply for Community Development Block Grant funding to financially assist this project during the next funding cycle (in January 2006).
4. If approved, the applicant must execute a Regulatory Agreement, which required long-term affordability restrictions for this project for a period of 99 years.

Motion/ Second: Agency/Councilmember Livengood/Agency/Councilmember Giordano

Mayor Esteves stated his preference for single family homes for seniors, but also was concerned about the direction on the CDBG funding.

Motion carried by a vote of:

AYES: 3
NOES: 1 (Esteves)
ABSENT: 1 (Gomez)

*** RA 6. Approve New Capital Improvement Project, Budget Appropriation, and Authorize City Manager to Execute Agreement Amendment, Central Pacific Engineering, for Sports Center Swimming Pool, Project No. 8180**

Approved a new Capital Improvement Project No. 8180, the Sports Center Pool Resurfacing.

Appropriated \$42,000 from RDA Tax Increment, for application to Pool Resurfacing.

Authorized the City Manager to execute an agreement amendment with Central Pacific Engineering in the amount of \$26,500.

*** RA 7. Award Construction Contract and Approve Budget Appropriation: Sports Center Underwater Pool Lighting, Project No. 8163, Contractor RAN Electric, Inc.**

Approved a budget appropriation for \$25,000 and awarded a Construction Contract to RAN Electric, Inc. in the amount of \$ 43,876.

*** RA 8. Adopt Resolution Granting Initial Acceptance: Interim Senior Center Re-Roofing, Project No. 8178**

Adopted Resolution No. RA 246 granting initial acceptance of the project, subject to the one-year warranty period and reduction of the faithful performance bond to \$9,093.50.

*** RA 9. Approve Agreements for Purchase of Real Property, Property Owners; Public Storage Inc., Public Storage Properties, LTD, and Bay Valley Professional Center LLC; Montague Expressway Widening, Project No. 4179**

1. Approved Agreement for Purchase of Real Property in the amount of \$4,000 from Public Storage Inc.;
2. Approved Agreement for Purchase of Real Property in the amount of \$12,200 from Public Storage Properties, LTD;
3. Approved Agreement for Purchase of Real Property in the amount of \$23,600 from Bay Valley Professional Center LLC.

**RA 10.
ADJOURNMENT**

Chair/Mayor Esteves adjourned the Redevelopment Agency meeting at 9:02 PM.

Minutes respectfully submitted by:

Mary Lavelle
Agency Secretary / City Clerk